



OAKFIELD HOUSE
Hildersham

Carter Jonas

OAKFIELD HOUSE, HILDERSHAM, CAMBRIDGE, CB21 6BU

- Cambridge City Centre - approx. 8 miles
- Addenbrookes Hospital - approx. 6.5 miles
- Cambridge South Railway Station - approx. 6.5 miles

Large plot measuring close to 1.5 acres • Detached annexe • Ample driveway parking • Impressive views across open fields • No onward chain • Equestrian aspect • EPC rating F

DESCRIPTION

An idyllically positioned three-bedroom detached house enjoying a one-bedroom annexe and a generously sized plot measuring close to 1.5 acres. The property measures approximately 2,000 sq.ft, with the annexe offering a further 400 sq.ft. The grounds are particularly impressive with a gated driveway, mature immediate gardens and a large adjacent paddock.

GROUND FLOOR

The ground floor consists of a large entrance hall, sitting room, kitchen/breakfast room, boot room and garden room.

FIRST FLOOR

A landing, three double sized bedrooms, an en-suite and bathroom.

AN IDYLLICALLY POSITIONED THREE-BEDROOM DETACHED HOUSE ENJOYING A ONE-BEDROOM ANNEXE AND A GENEROUSLY SIZED PLOT MEASURING CLOSE TO 1.5 ACRES.



OUTSIDE

The property is approached via the 5-bar timber gate opening to the large gravel driveway providing ample parking and access to the stable, annexe and main house. The immediate gardens wrap the property and are predominately lawned. Beside the gardens is the large and enclosed paddock.

LOCATION

Hildersham is a highly regarded and picturesque village with a public house and village hall, situated very conveniently for the A11 main road (2 miles) and the nearby village of Linton (2 miles) which has an excellent range of facilities usually found in a small town.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

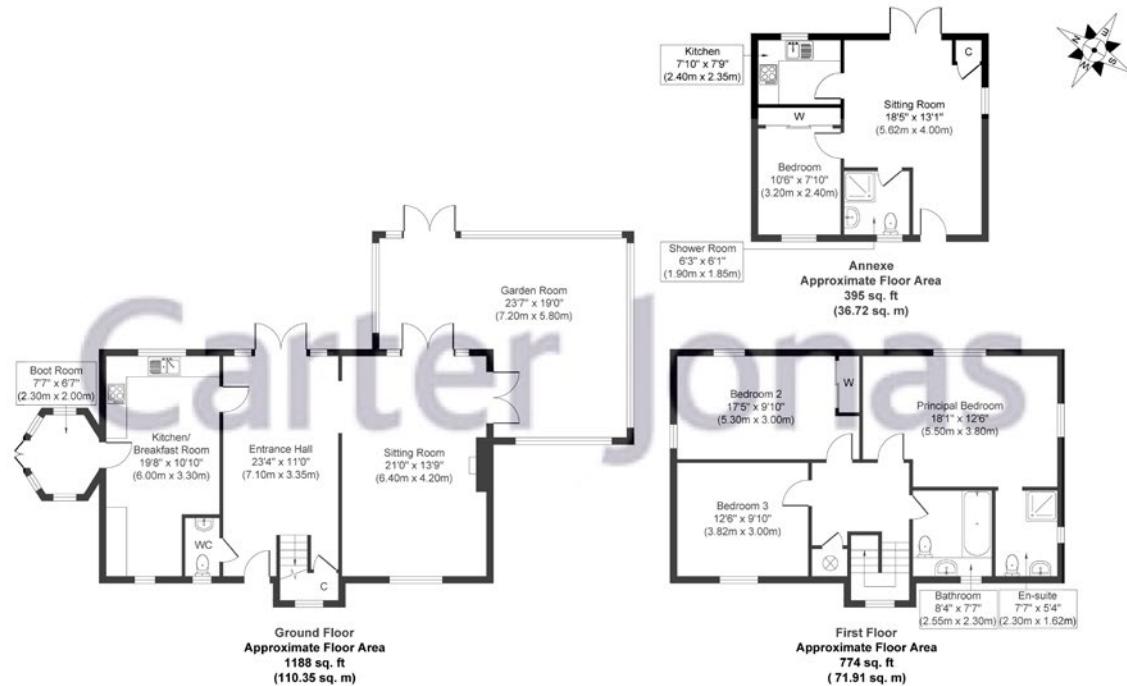
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by telephone appointment with the Selling Agents, Carter Jonas 01223 403330









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F		35 F
1-20	G		

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